

In re:
Gerald S. Wall
Debtor

CERTIFICATE OF NOTICE

Date Rcvd: Sep 04, 2019

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:	:	
	:	Case No. 5-18-bk-03323-RNO
Gerald S. Wall aka Gerald Scott Wall,	:	
	:	Ch. 13
Debtor	:	
	:	
Gerald S. Wall aka Gerald Scott Wall,	:	
	:	
Movant	:	
	:	
v.	:	
	:	
United States of America,	:	
Internal Revenue Service,	:	
and	:	
Honesdale National Bank,	:	
	:	
Respondents	:	

**ORDER APPROVING SALE OF REAL PROPERTY AT
19 FERRETT DRIVE, WEST WYOMING, PA
FREE AND CLEAR OF LIENS OF RESPONDENT
AND AUTHORIZING DISTRIBUTION AT CLOSING**

Upon Motion of the above Debtor asking that this Court approve a sale of Debtor's real property known as 19 Ferretti Drive, West Wyoming, Luzerne County, PA, free and clear of Liens of Respondents and to authorize distribution of proceeds, and after Notice, it is,

ORDERED as follows:

1. The Motion is hereby granted.
2. The Debtor is authorized to sell the Real Property known as 19 Ferretti Drive, West Wyoming, Luzerne County, PA, Luzerne County, PA (more fully described in Luzerne County Deed Book 3016, page 045427, **PIN # E10SE2-01A-005-000** free and clear of the Liens of the Respondents to Donald B. Belcher (or his assignee, provided that the assignee is unrelated to the

Debtor) for the sum of \$259,000.00 as more fully described in the Motion,

3. The Debtor shall pay the following items at closing: realtor's commission consisting of 5% of the sales price; real estate taxes pro-rated to date of closing; customary expenses of sale (including transfers taxes); any municipal liens, first mortgage of Wells Fargo in the balance due calculated to the date of closing; and the second mortgage of PNC Bank, in the balance due as calculated to the date of closing;

4. The Liens of Internal Revenue Service shall attach to the net proceeds of sale after payment of the items described above.

5. The net proceeds after payment of items in Paragraph 3 will be escrowed and will be paid to the Internal Revenue Service toward its Federal Tax Lien, once the lien payoff has been determined.

6. If excess proceeds remain after the paying of the federal tax lien, the proceeds would then be paid toward the Debtor's exemptions as outlined in the confirmed Chapter 13 Plan, and any remaining balance to the Chapter 13 Trustee.

Dated: September 4, 2019

By the Court,

A handwritten signature in black ink, appearing to read "Robert N. Opel II", written over a horizontal line.

Robert N. Opel, II, Chief Bankruptcy Judge ^(BI)